



**Town of Mammoth Lakes**

P.O. Box 1609

Mammoth Lakes, CA, 93546

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Website: [www.Townofmammothlakes.ca.gov](http://www.Townofmammothlakes.ca.gov)

## Town e-News: August 2, 2019

### Town Announcements

#### **Plan The Parcel Multi-Day Design Workshop**

Drop in at any time between August 20 – 23 to attend a presentation or participate in Open Studios, Brown Bag Lunches, or Studio Pin-Ups. Please see information below or visit: <http://theparcelmammothlakes.com>



## COME HELP US PLAN THE PARCEL!

### Multi-Day Design Workshop

Drop in for any amount of time at your convenience

**Location:** 437 Old Mammoth Road, Suite Z (Council Chambers; next to Vons and above Starbucks)

#### What is a Design Workshop?

An interactive public event with multiple opportunities to collaborate with The Parcel team.



Goal: to explore three possible development scenarios for affordable housing on The Parcel, expanding on the priority action strategies of the 2017 Community Housing Action Plan.

TUESDAY, AUG 20	WEDNESDAY, AUG 21	THURSDAY, AUG 22	FRIDAY, AUG 23
Opening Presentation 6:00 PM - 8:00 PM	Open Studio 9:30 AM - 1:00 PM	Open Studio 9:30 AM - 12:00 PM	Open Studio 9:30 AM - 12:00 PM
	Open Studio 2:00 PM - 4:00 PM	Brown Bag Lunch Panel Discussion 12:00 PM - 1:00 PM	Brown Bag Lunch Affordable Housing 101 12:00 PM - 1:00 PM
	Studio Pin-Up 4:30 PM - 5:30 PM	Open Studio 1:00 PM - 5:30 PM	
		Studio Pin-Up 7:00 PM - 8:00 PM	Closing Presentation 6:00 PM - 8:00 PM

Open Studios: participate in the planning process and provide immediate feedback to the Parcel team, come and go as you please.

Brown Bag Lunches: bring lunch and listen to presentations about specific topics relevant to The Parcel.

Studio Pin-Ups: listen to a daily summary of the team's design ideas and provide your input.

### AFFORDABLE HOUSING for Mammoth Lakes

There are many events happening over these four days. Come to one, or all, depending on your schedule. No commitment required.

#### **Spanish Community Meetings**

- Sunday, August 11: 3:00 – 5:00pm, at Aspen Village Community Room, 1700 Old Mammoth Road.

- Saturday, August 17: 5:00 – 7:00pm at Town of Mammoth Lakes Community Center, 1000 Forest Trail.

Hear about recent planning efforts for The Parcel and the events that will take place at the upcoming Multi-Day Design Workshop from Aug 20-23. The presentation and all visual materials will be available in both English and Spanish. There will be an opportunity for questions, followed by interactive group activities and conversations, including a kid's table. Light refreshments will be provided by Mammoth Lakes Housing.

**Online Feedback** on <http://theparcelmammothlakes.com>

- Development Objectives Survey and Map Your Comments tools COMING SOON!

### **Community Resilience and Preparedness**

If you missed the Southern California Edison community presentation on their wildfire safety efforts, please visit their dedicated website below. On this page, you will learn about one of SCE's preventative measures to help protect against wildfires: Public Safety Power Shutoff (PSPS) events. These events may be called during extreme and potentially dangerous weather conditions. In addition, make sure your contact information is accurate and sign up to receive outage alerts.

<https://www.sce.com/safety/wildfire>

### **July 17, 2019 Town Council Highlights**

- Mayor Hoff presented the Spirit of Mammoth Award to 36-year resident and active volunteer Barbara Richter.



- Mayor Pro Tem Bill Sauser presented the Mayor's Gavel Plaque to outgoing Mayor Cleland Hoff



- Town Council appointed Bill Sauser as Mayor and Lynda Salcido as Mayor Pro Tem for the next twelve months.
- Town Council made appointments to Commissions, Committees and Boards.
- Staff introduced new temporary Community Services Officer, Maria Vega (shown below with family, third from left) and swore in new Police Officer, Matthew West.





- Town Council received an update from Inyo County on the Bishop Airport Facilities and proposed commercial air service scheduled to commence in October, 2020.
- Staff provided Town Council with an update on the Old Mammoth Road Beatification project.
- Staff provided Town Council with an update on The Parcel project.
- Town Council approved three separate requests of Transit Reserve to replace three bus shelters (\$330,000), provide grant matching for ESTA 5339(b) grant request (\$332,764), and set aside additional funds for Transit Vehicle Replacement Fund (\$400,000).
- Town Council provided staff direction on transit services to the Old Mammoth Road area (West of Club Drive) and on the process for review of transit related services.
- Town Council authorized the professional services agreement with Mammoth Lakes Housing (MLH) for housing related services, reflecting the scope of work for a monthly amount of \$27,500 (\$330,000 on an annual basis).
- Town Council approved an agreement for services between the Town of Mammoth Lakes and the Mammoth Lakes Chamber of Commerce.
- Town Council adopted the resolution providing for a reimbursable grant of \$75,000 to support the 2019 Bluesapalooza & Mammoth Festival of Beers event. This year's event is scheduled from August 1-4, 2019 and is the 24th annual. It has been a successful event bringing thousands of visitors to the Town and region. The annual event draws in excess of 6,000 unique visitors and is enjoyed by many local residents as well.
- Town Council authorized the Town Manager to execute an agreement with the top ranked consultant for Planning, Geographic Information System, Coordination



Support and related implementation services for the State of California Sierra Nevada Conservancy (SNC) Vibrant Tourism and Recreation Grant Program. The term of the proposed agreement extends to June 30, 2022. The agreement sets a not to exceed amount of \$375,000 for MLTPA. The recommended agreement includes non-construction related services to support this work program as provide din the Grant document.

- Town Council authorized the Town Manager to execute an agreement with Mammoth Lakes Trails and Public Access Foundation (MLTPA) as the top ranked consultant for Planning, Geographic Information System and Website Management, Public Outreach, Stakeholder Engagement, and Other Services Related to the Mammoth Lakes Trail System (MLTS) and related recreational amenities. The program is supported primarily through an annual \$300,000 allocation of Measure R funds. The work program is recommend to the Town Council through Mammoth Lakes Recreation (MLR) and the Mammoth Trails Committee (MTC). The program is implemented by Town staff and the use of outside contract services. The trail funding from MLR was authorized for a five year period, with budget review of the \$300,000 annual funding level. Revenues and expenses are accounted for in a separate fund. Funds are retained in the fund if not spent for future work. The current five year term extends through June 30, 2022. By integrating private and public partners and specialized service providers, the Town has access to a diverse menu of tools for different types of project work.

## **Town Meetings & Events**

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### **Town Council**

The next regular meeting of the Mammoth Lakes Town Council has been scheduled for **Wednesday, August 7, 2019** beginning at 6:00 p.m. in Suite Z with a tentative 2019/20 budget presentation. Visit the [Streaming Media Archive](#) to review the previous meeting minutes or view the webcast Town Council meeting.

### **Commission/Committee Meetings**

August 6	Recreation Commission Meeting, Ste. Z, 9:00AM
August 20-23	Plan The Parcel Public Design Workshop

### **Notify Me!**

Receive updates sent directly to your email or phone from the Town of Mammoth Lakes by subscribing to "Notify Me." Found on the left side of [www.townofmammothlakes.ca.gov](http://www.townofmammothlakes.ca.gov), stay current with Public Service Announcements, Emergency Alerts, Town e-News, Recreation This Week, No Burn Announcements, DNDP updates, bid postings, news flash, calendar items, and more! Make smart decisions, subscribe today.

## **Department Updates**

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### **PUBLIC WORKS NEWS...**

#### **Main Street Sidewalk Construction Project**

This summer, the Town continues to invest in our “feet first” efforts, encompassing pedestrian connectivity and safety with multiple sidewalk construction projects. Construction for the south side of the Lower Main Street Sidewalk project began on April 15, 2019. The sidewalk, which is consistent with the design along the north side of Main Street, will extend from Manzanita Road to Laurel Mountain Road. Also included is a section on the north side from Sierra Blvd. to Mountain Blvd. Construction for all these projects is expected to last through the end of summer.

During construction, all business access will be maintained and kept open. However, much of the Frontage Road parking near the proposed sidewalk will be closed for a portion of the project. Business owners should keep an eye out for an informational meeting to be held prior to the start of construction.

The Town is excited to complete this project, the largest phase of the program that represents an investment of over \$8 million and includes (from west to east):

- Minaret Connector from 8050 to the Mammoth Brewing - substantially complete
- Utilities undergrounding from Mountain to Minaret - complete
- Upper Main Street Wall and Sidewalk from Mountain to Minaret - substantially complete
- Lower Main Street Sidewalk, north side from Post Office to Forest Trail - substantially complete; and,
- Lower Main Street Summer 2019 as described above.

For additional information about the Main Street Sidewalk Construction project, please contact Haislip Hayes at (760) 965-3652 or via email at [hhayes@townofmammothlakes.ca.gov](mailto:hhayes@townofmammothlakes.ca.gov).

### **PARKS AND RECREATION NEWS...**

National Park and Recreation Month was a huge success! Thank you to all the recreation enthusiast who came out to celebrate with us at the Free Skate Nights, Free Swim Sundays, Kids Fishing Festival or Softball Tournament! We love seeing the smiles on your faces! And if you didn't make it out to our Free Skate Night at the RecZone we are doing a makeup tomorrow night, Friday, August 2 from 6-8pm. Free fun for the whole family!

#### **Summer Camps**

Our last Wave Rave Skate Camp of the summer concludes tomorrow! Thank you to Wave Rave for your generous support and coaching at these camps each year. Next week we have Wilderness III, Mountain Bike III, and Youtheatre starting. Space is available in [Wilderness III Youth](#), [Mountain Bike Camp III](#), [Tetra Brazil Soccer Camp](#) and [Youtheatre Mamma Mia](#). Youth camps are offered for children age 10-14, soccer camp is for kids 6-14 and Youtheatre Mamma Mia is for ages 8 and up. Register today!

#### **Tennis Lessons**

Drop-In Adult Tennis Clinics are scheduled every Tuesday from 3:30 to 5:30pm at the Community Tennis Courts on Forest Trail. Join our tennis pro, Kyle Osland, for

these weekly group sessions for intermediate players 16 years and older. Drop-in Fee is only \$10 per session. Punch cards available for purchase at the Town Offices (credit card, cash or check) or at the Community Tennis Courts (cash or check) prior to clinics.

### **Sunday Socials!**

Come down to the community courts for our Sunday Socials every Sunday from 9:00 am to 12:00 pm. Meet other tennis enthusiasts and get some matches going this Sunday!

### **Kids' Kung Fu Camp**

New! Billy from Mammoth's newest Kung Fu studio is offering a kids Kung Fu Camp, Monday August 5 through Thursday, August 8 from 10:00 am to noon. Camp includes a t-shirt, introductory Self-Defense training, and a boost in confidence. Open to children ages 8 to 12 years old, \$125. Please call Billy directly to register at (909) 534-3643 [www.mammothsansoo.com](http://www.mammothsansoo.com).

### **Softball League Scores and Standings**

Men's and Coed Softball league are continuing strong. Check out a full schedule of games along with scores and standings on our website. Men's league plays every Monday and Wednesday and the Coed League plays every Tuesday and Thursday excluding byes. Please note there is a Coed league bye on Thursday August 1<sup>st</sup> in observation of our unofficial town holiday of Bluesapalooza.

## **TRAIL NEWS...**

**Coldwater Trailheads Trail Day:** On August 3 meet the Mammoth Lakes Trail System Crew at the Coldwater Trailheads at 8:30 a.m. for a delicious free bagel breakfast provided by Old New York Deli and Bagel. After a safety talk and assignments from our trail crew leaders, we'll dig in and get to work on trailhead maintenance, trail work and general clean up. Thanks to the generosity of Volunteer Eastern Sierra, the work day will end with a gourmet lunch from Bleu Handcrafted Foods, followed by a raffle and lots of great giveaways! This year, Trail Days is going green! So please bring your own plates and silverware to prevent the need for single use products.

## **MAMMOTH LAKES POLICE DEPARTMENT NEWS...**

Mammoth Lakes Police Department is proud to offer residents complimentary bicycle helmets for children courtesy of the California Department of Public Health. Please contact Community Service Officer Kari Orr to schedule a fitting at (760) 965-3710 or by email at: [korr@townofmammothlakes.ca.gov](mailto:korr@townofmammothlakes.ca.gov).

### **Are you prepared for an Emergency? A New C.E.R.T. Academy is Forming**

The Town of Mammoth Lakes Community Emergency Response Team (C.E.R.T.) is a volunteer organization comprised of members of the community that operates under the authority of the Town of Mammoth Lakes Police Department. TOML CERT is a non-partisan, non-profit, charitable, unincorporated organization organized to promote disaster preparedness, basic emergency response and provide assistance to professionally trained first responders and disaster victims as requested.

C.E.R.T., with its training linked to and recommended by FEMA, is forming a new academy in September and is looking for new members. Official training is 24 hours – structured over three Sundays – September 15th, 22nd and 29th from 8:30 am – 4:30 pm at Fire Station #1 (continental breakfast and lunch provided).

The CERT program educates participants about disaster preparedness and trains citizens in basic disaster response skills, such as fire safety, light search and rescue, and disaster medical operations. Using this training, CERT volunteers are prepared to assist town authorities following an emergency or disaster. After completing classes and joining, volunteers will receive a CERT Go Bag and participate in disaster exercises, and respond to disasters in coordination with MLPD, MLFD and Mono County Health Department. CERT trains monthly to maintain their skills and involvement in the community. C.E.R.T. members meet monthly, usually on the third Monday of the month, for additional training, volunteer opportunities, and exercises in addition to providing traffic control for the 4th of July Parade, Gran Fondo, and other events.

For more information, or to fill out a volunteer form, please contact [mammothcertinfo@gmail.com](mailto:mammothcertinfo@gmail.com).

### **Station Tours**

MLPD Station tours are a fun way for children to meet law enforcement. We hosted several station tours this year and the children enjoyed walking through the administration offices, holding cells, sally port and getting their fingerprints done. Of course, the most popular part of the tour is always meeting the police car. If you have a group of children who would like a tour of the police station, please give us a call at 760-965-3700.



### **Ride-Along Program**

We also have a Ride-Along Program to encourage community involvement in the law enforcement process. Interested citizens and students can fill-out an application for this program which allows them to ride as a passenger in a patrol vehicle for the day. If you are interested in a Ride-Along, please do not hesitate to contact us for the application at (760) 965-3700.



### **Dog Licenses**

MLPD continues to sell dog licenses valid through 6/30/20 for Town of Mammoth Lakes Residents. Licenses can be purchased during normal business hours at 58 Thompsons Way and the cost is \$20.00 plus a \$5.00 late fee. Unaltered dog licenses are \$50.00 plus a late fee. Avoid the late fee by licensing your dog annually from June 1 - 30. Owners must provide proof of a current rabies vaccination. California law requires all dogs over the age of 6 months to be licensed and vaccinated against rabies. If you live within the Town of Mammoth Lakes, you are required to license your dog.



### **Please keep your dog on a leash!**

Speaking of the dogs of Mammoth Lakes...MLPD has received numerous reports of dogs being off-leash at Shady Rest Park. There are thousands of acres of forest surrounding Mammoth Lakes in which to play and walk with your dog(s) off-leash. Please respect the other citizens using Shady Rest Park who are not comfortable being around dogs off leash. We also ask that you pick up after your dog while in Town limits – it's the law!

### **The Police Department reminds all visitors and residents to please keep safety in mind while enjoying beautiful Mammoth Lakes during the summer with the following safety tips:**

#### **Driver Safety**

- Be aware of the pedestrian crosswalks on Main Street
- Be courteous to bicyclists and give ample room when passing
- The sun is powerful at higher elevation, never leave children or pets in unattended vehicles, even if the outside temperature feels reasonable

#### **Bicycle Rider Safety**

- Obey the rules of the road – stop at red lights and stop signs, use hand signals, etc...
- Wear a helmet and bright-colored or reflective clothing while riding
- Ride with traffic, never against it
- Bicycle lighting is required at night
- Bicyclists must use the bicycle lane when on a roadway equipped with such lane and the bicyclist is moving slower than the normal speed of traffic

#### **Pedestrian Safety**

- It's dark at night in Mammoth Lakes - Do not assume drivers can see you
- Pedestrians do not automatically have the right of way

#### **Altitude Safety**

- Drink plenty of water
- Moderate activity on the 1st day at elevation
- Use sunscreen and lip protection
- Always bring along layers, the weather can be unpredictable
- Water is cold and fast moving year-round at this elevation

#### **Wildlife Safety**

- Bears are present – Keep your doors locked and do not leave food in your vehicle
- Secure dumpsters after use and do not leave trash/food unattended outdoors
- Black bears are easily scared off by yelling, loud noises and waving your arms
- Slow down! Speeding kills wildlife and collisions with wildlife will cause major damage to your vehicle

#### **Hiker Safety**

- Let someone know where you are going
- Bring enough food, clothing, and reasonable safety equipment for the nature of your hike
- Be aware that cellular phone service may not work in the backcountry

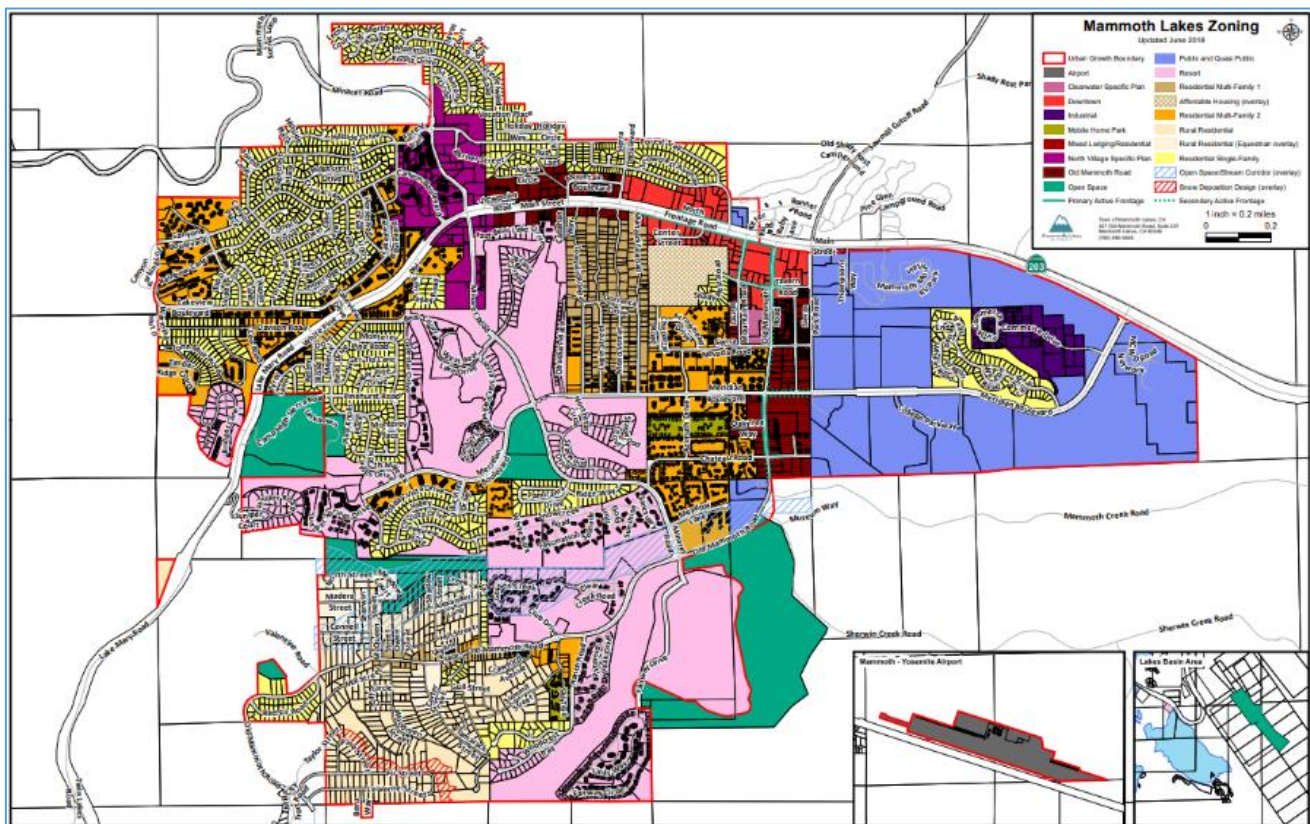
## **FINANCE DEPARTMENT NEWS...**

This month's contribution topic is focused on the Town of Mammoth Lakes Zoning for Transient Rentals. If you have questions about Mammoth Lakes' transient rental zoning restrictions, please contact the Finance Department at (760) 965-3660.

### **Transient Rental Zoning**

One of the primary functions of the Finance Department is to process new business applications. For transient rental businesses there are two applications, [Business Tax Certificate Application](#) and a [TOT Certificate Application](#). A separate TOT certificate application must be filled out for each property. Before the certificates are issued and transient rentals can be conducted the applications go through an approval process including verifying that the property is properly zoned. The town-zoning map consists of 19 different zoning blocks. The zoning blocks where transient rentals are allowed include, Downtown, Residential Multi-Family 2, Resort, North Village Specific Plan and Mixed Lodging/Residential. Below is a color-coded map of the town demonstrating the different zoning blocks. The Finance Department has an active and aggressive enforcement program that pursues illegal transient rentals. Illegal rentals are subject to administrative citations of up to \$1,000 per day, as well as penalties, interest and enforcement charges on past due TOT and TBID.

The Finance Department frequently receives questions from property owners and realtors in regards to the zoning restrictions and the potential to rent transiently. There are several resources available to the public to determine if an area allows transient rentals. [The Town Zoning Map](#) and the [Zoning Reference Guide](#) is available on the Town website. The Mono County website offers a tool, [Parcel Viewer](#), which can be used to determine whether transient rentals are allowed or prohibited for each property.



If you have questions about zoning in regards to a topic other than transient rentals, please contact the Community and Economic Development Department at (760) 965-3630.

If you have questions about zoning in regards to transient rentals, please contact the Finance Department at 760 965 3660. The Town Zoning Map and Zoning Reference Guide as well as additional zoning resources can be found on the Transient Occupancy Tax Information page on the [Town of Mammoth Lakes website](#).



## Town of Mammoth Lakes: Guide to Zoning for Transient Use

This table summarizes the Zones in which transient rental or occupancy is permitted within Mammoth Lakes. Transient rental or occupancy is defined as rental or occupancy of a structure for sleeping or lodging for 30 consecutive days or less, in exchange for a fee or other similar consideration (Municipal Code 17.08.510). Renting a property for transient use requires a Town of Mammoth Lakes business license and registration and remittance of Transient Occupancy Tax.

Zone <sup>1</sup> (Municipal Code - Title 17)	Transient Use Allowed <sup>2</sup>	Transient Use Prohibited	Not Applicable
<b>RR</b> (Rural Residential)		X	
<b>RSF</b> (Residential Single Family)		X	
<b>RMF-1</b> (Residential Multi-Family-1)		X	
<b>AH</b> (Affordable Housing Overlay)		X	
<b>MHP</b> (Mobile Home Park)		X <sup>3</sup>	
<b>RMF-2</b> (Residential Multi-Family-2)	X		
<b>CL</b> (Commercial Lodging)	X		
<b>CG</b> (Commercial General)	X		
<b>R</b> (Resort)	X <sup>4</sup>		
<b>SP</b> (Specific Plan)	X		
<b>A</b> (Airport)	X		
<b>M</b> (Industrial)			X
<b>PS</b> (Public and Quasi-Public)			X <sup>5</sup>
<b>OS</b> (Open Space)			X
<b>OSSC</b> (Open Space Stream Corridor Overlay)			X
<b>E</b> (Equestrian Overlay)			X

Please note that this table is intended as a guide only; although some zones permit transient use generally, other regulations, such as those found in master plans, CC&Rs, or project conditions of approval, may prohibit transient rental within a particular development. It is recommended that you contact the Town's Community Development Department for verification of zoning and transient rental regulations for any particular property at (760) 965-3630.

<sup>1</sup> Please refer to the Town of Mammoth Lakes Zoning Map available on the Town's website by entering 1524 in the search bar.

<sup>2</sup> These Zones permit transient use unless project-specific regulations, such as CC&Rs or conditions of approval, prohibit. Please contact the Town of Mammoth Lakes Community Development Department for project-specific information. The Town does not regulate or enforce CC&Rs.

<sup>3</sup> The transient use of mobile home parks is prohibited by individual mobile home park regulations. The State regulates mobile home parks.

<sup>4</sup> The R Zone permits transient use unless project-specific regulations, such as CC&Rs or conditions of approval, prohibit (the Town does not regulate or enforce CC&Rs). For example:

- Fairway Ranch (Woodcrest Trail and Hidden Lake Circle) – Subdivision map condition of approval states that the RSF Zone applies; therefore, transient use is prohibited.
- Greyhawk Master Plan (single family lots west of Lake Mary Road and Camp High Sierra) – Master Plan states that transient use is prohibited.

<sup>5</sup> Transient use is permitted within designated campgrounds/RV parks only.

Updated April 24, 2019

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**PARCEL VIEWER 4.0**

Map Search Results Parcel Quick Search

PLACES

2252 Meridian Blvd., Unit 13  
035-263-013-000

View or Print Value Notice View Parents Parcel

Address 2252 Meridian Blvd., Unit 13

Community Mammoth Lakes

Complex St. Moritz Villas

Land Use Designation HDR-2

Zoning RMF-2

Transient Rental Allowed

Voting Precinct 12 - Mammoth View

Supervisor District Dist #1: Jennifer Halferty

Parent Asmt. Parcel 035263000000 View Parents

Previous Assessment # 301013000000

Latitude/Longitude 37.640896, -118.972962

Broadband Services Located Here

Provider	Service	Speed	Availability
Suddenlink Communications	Cable	1000	Now
Frontier Communications	DSL/MSI	100	Now
Wild Blue Satellite	Satellite	3	12/31/1999



## **HUMAN RESOURCE DEPARTMENT NEWS...**

### **Work for the Town of Mammoth Lakes**

As we continue to grow and expand our workforce, the Town is pushing recruitment efforts with a number of exciting temporary and year-round employment opportunities! The Town of Mammoth Lakes knows our employees are our most valuable assets, which is why we strive to attract and retain the best talent. If you're committed to public service and you want to be part of the changing face of local government, apply now! Visit our [career portal](#) for more information.

## **Public Service Announcements**

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### **Leash Your Dog – It's The Law**

The Mammoth Lakes Police Department would like to remind citizens that the Town of Mammoth Lakes has several ordinances to keep their animals and the public safe. The Mammoth Lakes Police Department has responded to an increasing number of dog-related incidents and may issue citations for dog owners in violation of the following ordinances:

***MLMC: 6.12.010 License (Required)*** – *If you live within the Town of Mammoth Lakes limits the owner of any dog over the age of six months shall procure a town dog license and pay thereafter an annual license fee for each dog.*

***MLMC: 6.12.210 Dog at large*** - *It is unlawful for any person owning, harboring, or having the care, custody or possession of any dog within the town limits of Mammoth Lakes to allow such dog to run at large. All such dogs shall be kept securely fastened by a chain, rope or leash unless securely confined within private property legally controlled by the person in possession of the dog. Further, any dog off the premises of its owner, or the person charged with the care, custody or possession of the dog, shall be presumed to be at large unless it is securely fastened to a rope, chain or leash not exceeding six feet in length and is under the immediate physical control of a competent person.*

Pet ownership comes with the responsibility of humane care and management of their animal, along with a legal obligation as well. A dog owner is liable for a victim's injuries if their dog bites and injures the victim. These ordinances also apply at Town parks and facilities. Additional ordinances regulating the responsibilities of pet owners can be found in the Town of Mammoth Lakes Municipal Code ([https://library.municode.com/ca/mammoth\\_lakes/codes/code\\_of\\_ordinances](https://library.municode.com/ca/mammoth_lakes/codes/code_of_ordinances)).

### **When To Make A Bear Call**

#### **DO NOT CALL:**

- Bear walking through your property or neighborhood
- Bear in a tree

#### **OPTIONAL NON-EMERGENCY - call Wildlife Expert Steve Searles at (760) 934-2327:**

- Bear on porch or deck
- Bear in unoccupied vehicle
- Bear making regular visits to property or under deck or house

#### **EMERGENCY - CALL 911:**

- Bear inside any building or home
- Bear seen trying to open window or door of occupied dwelling
- Bear in confined space with human beings
- Bear apparently confronting human beings

### **Transient Occupancy Tax (TOT) Frequently Asked Questions**

Some of the most frequently asked questions about legal rentals and Transient Occupancy Tax (TOT) are:

#### **What is a transient rental?**

A transient rental is any unit that is occupied for the purpose of sleeping, lodging, or similar reasons for a period of 30 consecutive days or less in exchange for a fee or similar consideration.

#### **Can I rent my unit as a transient rental?**

Only some zones within the Town of Mammoth Lakes permit transient rentals. The following zones permit transient rentals:

- RMF-2 (Residential Multi-family 2)
- CL (Commercial Lodging)
- CG Commercial General)
- R (Resort, including master plan areas)
- SP (Specific Plan, including North Village and Clearwater)

This list is intended as a guide only. Although the above zones permit transient use generally, other regulations, such as those found in master plans, CC&Rs, or project conditions of approval may prohibit transient rental within a particular development. Generally, transient rental of single family homes is prohibited. A zoning map can be found on the Town's website.

#### **What is transient occupancy tax (TOT)?**

Transient occupancy tax, or TOT, is a 13% tax that is charged "for the privilege of occupancy of any transient occupancy facility." The tax is required to be paid to the operator of the transient occupancy facility at the time the rent is paid. It is the operator's responsibility to remit the TOT to the Town.

#### **Do I need to pay TOT?**

If you are renting your unit as a transient rental, even if it is only for one weekend a year, you need to pay TOT. This includes single-family homes and other units that are not permitted to rent nightly, but may be doing so illegally. TOT shall be remitted for each night the unit is rented.

#### **Do I need a business tax certificate?**

Yes, if you are renting your unit on a transient basis.

#### **Do I need a transient occupancy tax certificate?**

Yes. You are required to purchase a transient occupancy certificate for each rental unit to post in your transient rental property. This is included as part of Schedule E or F in the business tax certificate application.



### **What is the difference between a business tax certificate and a transient occupancy tax certificate?**

Business tax is an annual tax and is required for all business activity. The transient occupancy tax certificate is a one-time purchase that is non-transferable. This certificate is required to be posted in your transient rental unit.

### **Do I need a business tax certificate if all of my rentals are handled through a reservation company?**

If all of your rentals are handled through a reservation company, most reservation companies will purchase the transient occupancy tax certificate and collect and remit the TOT to the Town. You may wish to check with your reservation company to confirm that this is being taken care of. If you rent your unit by owner in addition to renting with a property management company, you are also required to obtain a separate business tax certificate and transient occupancy tax certificate.

### **How do I apply for a business tax certificate?**

The Town's website contains information regarding business tax certificates, including an application for a business tax certificate: <http://www.ci.mammoth-lakes.ca.us/index.aspx?NID=182>. Transient Rentals fall under schedule F for condominium rentals and schedule E for hotels, motels, lodges, and campgrounds. This application can be mailed back to the Town, or submitted in person. The total cost for one unit is \$118.00 (\$65.00 application fee, \$5.00 planning review fee, \$25.00 fee to rent one unit, \$23.00 TOT certificate fee). Additional costs apply for additional units. Business tax certificates are required on or before the first day business commences; penalties will apply for late filings. If you have additional questions regarding this process please contact the Finance Department at (760) 934-8989 ext. 273.

### **Do I have a business tax certificate?**

To find out if you have a valid business tax certificate on file, please contact the Finance Department at (760) 934-8989 ext. 273 or your property management company.

### **What is illegal rental activity?**

Illegal rental activity is any rental activity that is not consistent with the Town's Zoning Ordinance, or any rental activity that is not compliant with the Transient Occupancy Tax Ordinance. This can include transient rental of units located in zones that prohibit transient rentals. It can also include transient rentals in a zone where it is permitted, but when the TOT is not remitted to the Town.

### **How can I report illegal rental activity?**

If you suspect illegal rental activity, you may submit an anonymous tip via the Town's TOT hotline at (760) 934-8989 ext. 275 or on the Town's website via the Transient Occupancy Tax information page. Please include any information that you have that would substantiate the claim, along with the property address and owner's name if you have it. You may also email [tot@ci.mammoth-lakes.ca.us](mailto:tot@ci.mammoth-lakes.ca.us). Note that emails are not anonymous, however, staff will do its best to keep your information private.

### **Questions & Anonymous TOT Hotline**

If you have questions about TOT enforcement, or if you would like to report suspicious activity or rental advertisements please contact our anonymous hotline. The Town will follow-up on any reports submitted. The Hot Line Number is (760) 934-8989 ext. 275 or email your information to: [TOT@ci.mammoth-lakes.ca.us](mailto:TOT@ci.mammoth-lakes.ca.us).

### **Register for CodeRED**

Residents of Mono County can register their cell phones to receive emergency CodeRED (reverse 911) alerts from Mono County. This is a county public service available to all Mono County residents so please tell your friends and neighbors in Mono County that they can register for this service. CodeRED announcements are for personal notification and will not replace CERT CAHAN notification. Here is how to sign register/sign up using the INTERNET:

- Go to [monosheriff.org](http://monosheriff.org)
- Scroll down left side panel to CodeRED community notification system;
- Click on it and follow directions.

### **Town Outdoor Lighting Ordinance**

In 2003, the Town adopted Exterior Lighting Ordinance 17.36.030 to eliminate light pollution and preserve views of our starry skies. The outdoor lighting ordinance was adopted to encourage residents to administer a lighting system that not only promotes public safety and night-time ambiance but to maximize energy conservation. To eliminate glare and light trespass into neighboring properties and roadways, the outdoor lighting fixtures on your property should be shielded and re-directed to shine downward or changed out to a lower wattage. More information about responsible lighting can be found at [www.crlaction.org](http://www.crlaction.org).